

Sold



## 145 Dog Trap Lane, Inverell



### PEACEFUL & TRANQUIL SETTING

AREA: 23.03 ha (57 ac) Freehold.

Inverell Shire Council Rates: \$2414.80p.a. Northern Tablelands LLS.

SITUATION: Approx. 6km to Inverell CBD.

SERVICES: Power available. Phone. Primary and Secondary schools at Inverell. Air services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

COUNTRY: Undulating. Altitude: Approx. 650-680m ASL.

SOIL: Basalt.

TIMBER: White Box.

WATER: Town water available. 2 bores, 1 equipped with solar pump to 5,000gallon tank. 3 troughs. 1 dam.

RAINFALL: 711mm (28inch) p.a.

FENCING: Good condition. Separated into 4 paddocks.

MACHINERY SHED: 17m x 7m steel frame shed.

STOCK YARDS: Steel cattle yards.

📏 23.03 ha

Price	SOLD
Property Type	Residential
Property ID	501
Land Area	23.03 ha

#### Agent Details

Wally Duff - 0427 546 146

#### Office Details

RDR Real Estate  
24 Otho St Inverell, NSW, 2360  
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ADDITIONAL INFORMATION: Can be subdivided into 1ha blocks (subject to council approval).

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